



App 1

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Addendum 1
Invitation to Bid HNS 18-64

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2008 St. Mark St		Targeted Rehabilitation - Lincoln Heights Neighborhood
Bid Walk: 6/7/18 at 3:00 pm (THURSDAY)		
Bid Opening: 6/14/18 at 2:00 pm (THURSDAY)		
Client Name: Cedric Scott	Lead and rehab	
Project Manager: Elizabeth Lamy	Contact Number: 704-620-9090	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

This project is using Lead Grant funding, and will require a whole house clearance after ALL rehab work is completed. Please plan accordingly.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.

Add 1



TLC by CLT
CITY OF CHARLOTTE
 HOUSING & NEIGHBORHOOD SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2008 St. Mark St be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated:

Number of Pages:

Addenda # 1 Dated:

6/8/18

Number of Pages:

18

ES

Addenda # 2 Dated:

Number of Pages:

Project Schedule: *Minimum Start Date - upon issuance of NTP*

Completion Deadline: (please provide projected completion date with bid submission)

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
 Rehabilitation Specialist
 City of Charlotte
 Housing and Neighborhood Services
 600 E. Trade St.
 Charlotte, NC 29202
 PH: (704) 336-3333
 Cell: (704) 620-9090

Add 1

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 2008 St. Mark St
Charlotte, NC 28216

Owner: Cedric Scott

Owner Phone: (704) 606-1899

Structure Type: Single Unit

Program(s): Tested- HAS LEAD

Square Feet: 1860

LeadSafe 2016

Year Built: 1948

Healthy Homes LBP 2016

Property Value: 86800

Targeted FY18 (CDBG Funds)

Tax Parcel: 07503205

Census Tract:

Property Zone:

Gas Furnace Replacement

BASEMENT

Install a gas fired, forced air furnace with minimum AFUE rating of 90 or higher to existing plenum and gas line with electronic ignition. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. Contractor to furnish Manual J calculations. Dispose of old furnace appropriately.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Water Heater 40 Gallon Electric

BASEMENT

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Add 1

Work Specification

Lavatory Faucet and Additional Plumbing Repair

BATHROOM - HALF

Replace with new metal faucet, drain with pop-up, p-trap, supply lines, full port ball type shut-off valves and escutcheon plates on all supply and drain lines.

Work also includes troubleshooting issues with water supply to the sink and making necessary repairs to Code.

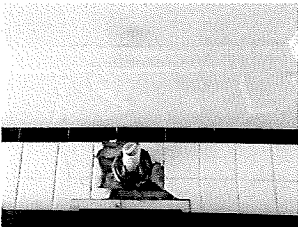


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Light Fixture Replace

BATHROOM - MAIN

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceramic Tile Repair

BATHROOM - MAIN

Using white ceramic tile to match - repair tile around light fixture.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Fiberglass Bathtub

BATHROOM - MAIN

Install a 5' white Swan or fiberglass bathtub. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

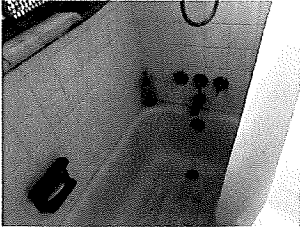
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Work Specification

Ceramic Wall Tile

BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.

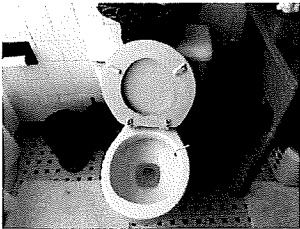


Bid Cost: $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

17" Height Commode Replace

BATHROOM - MAIN

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost: $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

Prep & Paint Room Semi Gloss

BATHROOM - MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

Ceiling Repair and Repaint

BATHROOM - MASTER

Remove existing damaged ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Prep and paint.



Bid Cost: $\frac{\quad}{\text{Base}} \times \frac{\quad}{\text{Quantity}} = \frac{\quad}{\text{Total Cost}}$

Add 1

Work Specification

Ceiling Repair and Repaint

BEDROOM - MASTER

Remove existing damaged ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Prep and paint.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceiling Repair and Repaint

BEDROOM 2

Remove existing damaged ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Prep and paint.

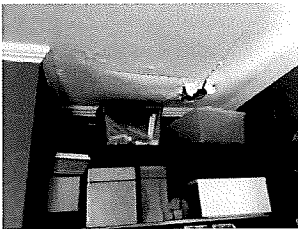


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Ceiling Repair and Repaint

DEN/OFFICE/STUDY

Remove existing damaged ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Prep and paint.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Seamless Aluminum Gutter & Downspouts - Install

EXTERIOR

Exterior

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Aluminum Storm Door - Left Side Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Exterior Steps Replace

EXTERIOR

Exterior

Replace existing wood steps and stringers to Code. New treads shall be two 2" x 6" spaced 1/2" apart, and have 2" 12" stringers. Wooden handrails should include pickets installed to Code. Entire stair system should be constructed using pressure-treated lumber.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repoint Masonry Bricks - Left Side Entry

EXTERIOR

Exterior

Rake out existing mortar joints to a minimum depth of 1/2". Completely fill mortar joints to match existing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Prep & Paint Exterior Surfaces - Front Entry

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces at front entry trim ONLY. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Chimney Cap

EXTERIOR

Exterior

Install a double-flue chimney cap.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Gable Vent Replace

EXTERIOR

Exterior

Remove existing gable vent and replace with new vinyl louvered vent backed with screening. Ensure a weather-tight seal.

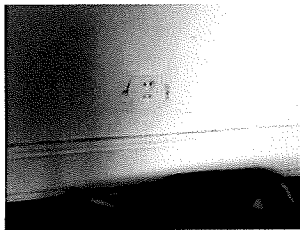
***Price is for (2) vents.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This includes any new wire required to install GFCI's in kitchen, bathrooms, laundry and exterior. This also includes any wall or ceiling damage repairs.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas. ***Count is for (4) detectors.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

***Count is for (3) detectors - one on the ground floor, one on the second floor and one in the basement.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Air Conditioner Replace

GENERAL REQUIREMENTS

Install new Energy Star Rated 14 SEER or higher air conditioner compatible with the indoor unit per the manufacturer's recommendations. Support unit on a level concrete pad with a minimum of 3' clearance around coil. Re-insulate bare areas of refrigerant piping. Properly dispose of existing unit.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Assess Existing Electrical Service

GENERAL REQUIREMENTS

Assess 200 amp electrical service to ensure it's safety and operability, and make any necessary repairs to Code.

Include in your price converting previous subpanel behind kitchen cabinet to a junction box.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Portable Toilet

GENERAL REQUIREMENTS

Provide temporary toilet facilities from job start until approval of permanent facilities.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Permits Required

GENERAL REQUIREMENTS

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Add 1

Work Specification

Prep & Paint Room Flat - Entire Interior

GENERAL REQUIREMENTS

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Price here should include additional mud work/drywall repair - whatever is necessary - to provide a freshly painted room, free of cracks and blemishes (walls and all trim).

***Room count for this work includes (10) different spaces as listed below:

- 1. foyer/stairwell
- 2. dining room
- 3. first floor hall
- 4. den/office
- 5. living room
- 6. second floor hall
- 7. master bedroom
- 8. bedroom 2
- 9. bedroom 3
- 10. bedroom 4



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Prep & Paint Ceiling - Entire Interior

GENERAL REQUIREMENTS

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Price here should include additional mud work/drywall repair - whatever is necessary - to provide a freshly painted ceiling, free of cracks and blemishes.

***Room count for this work includes (7) different spaces as listed below:

1. foyer/stairwell
2. dining room
3. first floor hall
4. living room
5. second floor hall
6. bedroom 3
7. bedroom 4



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Dumpster

GENERAL REQUIREMENTS

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

House Number

GENERAL REQUIREMENTS

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Add 1

Work Specification

See Attached Lead Scope

GENERAL REQUIREMENTS

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

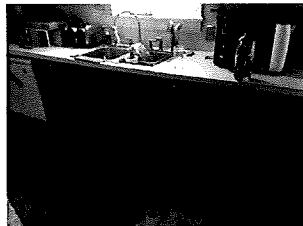


Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

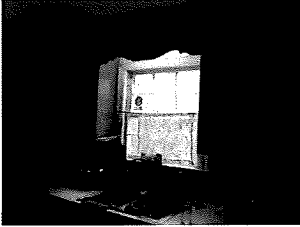
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Work Specification

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



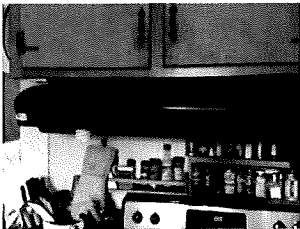
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Range Hood Recirculating

KITCHEN

Install a recirculating enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Owner's choice of color.

***Price shall include removal and proper termination of existing vent duct.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Semi Gloss

KITCHEN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Cabinets Wall - For Range Hood

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

***Price here is for cabinet to house new range hood ONLY.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

ADD 1

LEAD ABATEMENT SCOPE OF WORK
& INSTRUCTIONS TO BIDDERS

1-May-18

Address

2008 St. Mark St

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per unit	COST
1	Exterior door jamb - Side A - First Floor	Scrape loose paint and re-paint.	1		
2	Rear stoop ceiling - Side C - First Floor	Scrape loose paint and re-paint.	1		
3	Rear stoop header and siding - Side B and C - First Floor	Scrape loose paint and re-paint.	1		
4	Rear stoop fascia - Side C - First Floor	Scrape loose paint and re-paint.	1		
5	Exterior window casings and sills - Side A, B, C, D - First and Second Floor	Remove and replace windows (all components).	18		
6	Soffit - Side A, B, C, D - Second Floor	Scrape loose paint and re-paint.	1		
7	Fascia - Side A, B, C, D - Second Floor	Scrape loose paint and re-paint.	1		

***all work to scrape and paint exterior wooden materials includes repair of damaged/decayed wood.

***all interior components to be replaced must also be painted.

Total

Contractors may submit an occupant protection plan on the form provided.

NOTES: Complete all interior work in a unit in a single day.

- 1 Allow for replacement of 50 board feet of rotted wood.
- 2 Unless otherwise noted any window or door removal and replacement includes frame and trim on both sides.
- 3 In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- 4 Contact EI Group to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- 5 Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

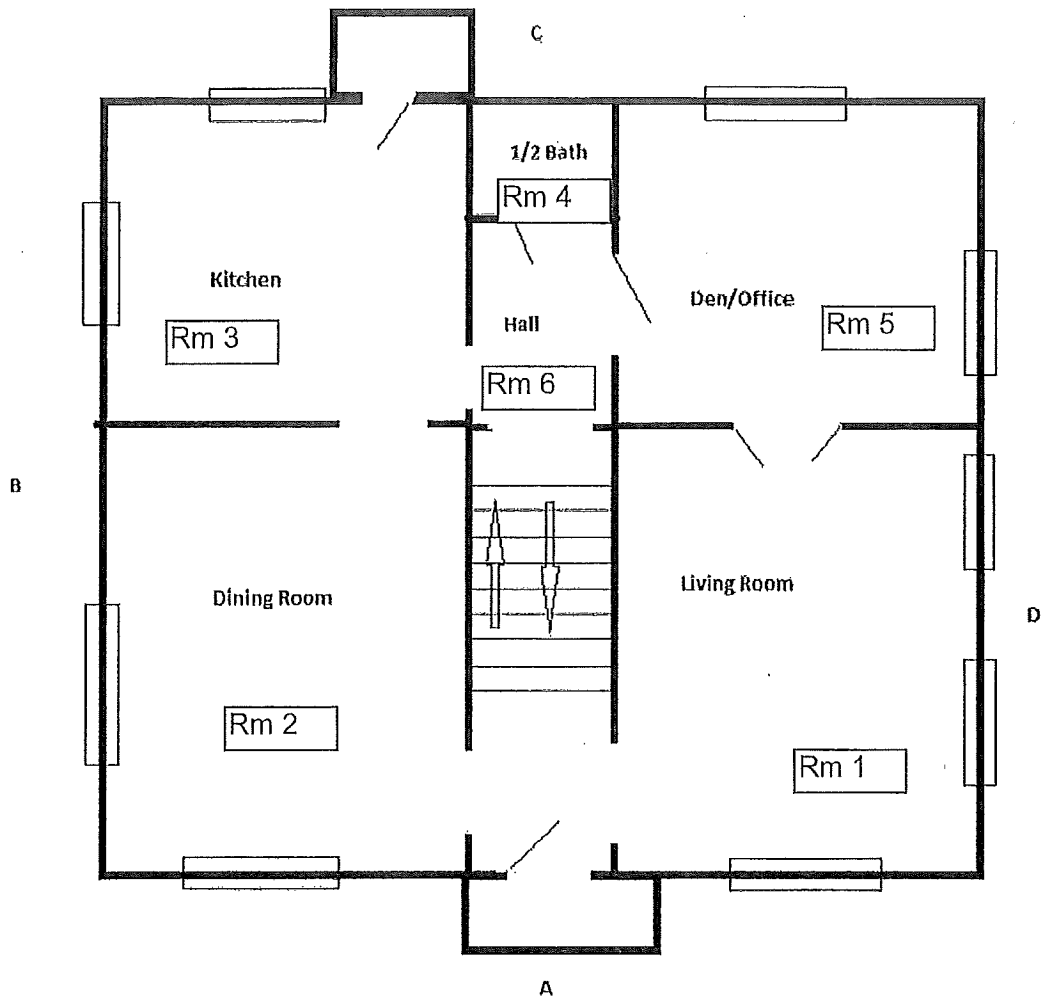
The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractor Submitting Bid:

Phone:

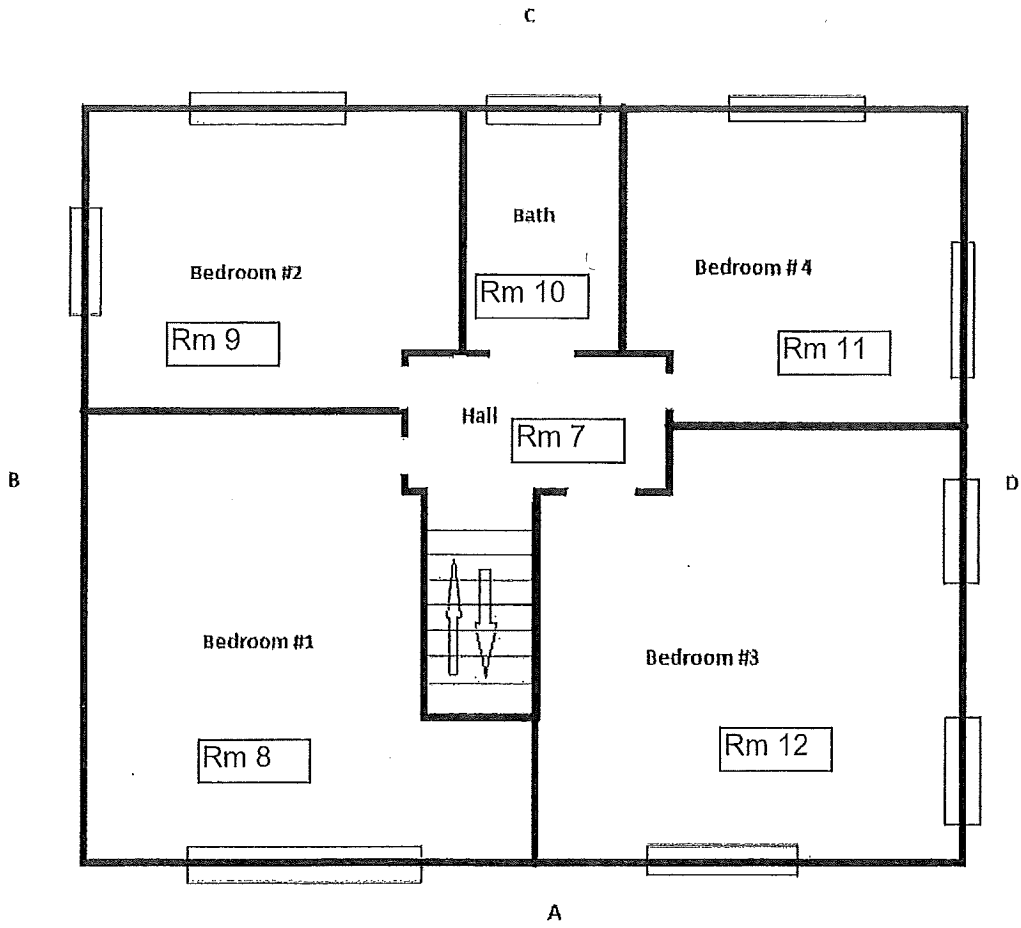
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St. Marks

First Floor

ADD 1



SECOND FLOOR

Second Floor